

IN RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 589.5' N
of Pleasant Hill Road
(11029 Reisterstown Road)
4th Election District
3rd Councilmanic District

Dr. Marc A. Berman, et ux
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-98-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Dr. Marc A. Berman, and his wife, Beth Berman, through their attorney, Newton A. Williams, Esquire. The Petitioner seeks relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width of 10 feet in lieu of the required 20 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dr. Marc Berman, property owner, and his attorney, Newton A. Williams, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is located on the south side of Reisterstown Road, just north of its intersection with Pleasant Hill Road in Owings Mills. The property consists of a gross area of 0.552 acres, more or less, zoned OR-1, and is improved with a one-story building which was previously used as a beauty salon but is currently vacant. Dr. Berman testified that he is a Chiropractor and has been practicing in the Owings Mills area since 1984. He testified that he currently leases 1500 sq.ft. of office space approximately one and

Checked by _____
Date 10/31/99
By [Signature]

one-half miles from the subject location. However, his lease is about to expire and he would like to relocate his offices to the subject property. Testimony indicated that Dr. Berman's wife assists him in office duties and that he also employs a part-time secretary. Dr. Berman testified that he has owned the subject property since the 1980s, but has mainly used the building for storage purposes. However, due to the narrow width of the lot and the location of existing improvements thereon, the requested variance is necessary in order to proceed as proposed. Testimony indicated that access to the rear parking area on the property is somewhat unusual in that the Petitioner shares a driveway easement with the adjacent property owner, Harold Bereson. That easement agreement was established in the chain of title by way of a former deed for the subject property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

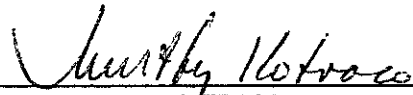
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that the use proposed is permitted as of right and that due to existing conditions on the property, strict compliance with the parking regulations cannot be attained. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R. Thus, the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of October, 1998 that the Petition for Variance seeking relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width of 10 feet in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

DATE 10/30/98
BY [Signature]
ZONING



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 30, 1998

Newton A. Williams, Esquire
Nolan, Plunhoffs & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 589.5' N of Pleasant Hill Road
(11020 Reisterstown Road)
4th Election District - 3rd Councilmanic District
Dr. Marc A. Berman, et ux - Petitioners
Case No. 99-98-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Dr. & Mrs. Marc A. Berman
10220 S. Dolfeld Road, Owings Mills, Md. 21117

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 11020 Reisterstown Road
which is presently zoned OR-1

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section(s)

See Attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner

Legal Owner(s):

(Type or Print Name)

Dr. Marc A. Berman

(Type or Print Name)

Signature

Signature

Address

Beth Berman

(Type or Print Name)

City

State

Zip Code

Signature

Attorney for Petitioner:

10220 S. Dolfield Road

Address

410-363-4333

Phone No.

Newton A. Williams

Nolan, Plumhoff & Williams, Chtd.

(Type or Print Name)

Owings Mills

MD

21117

City

State

Zip Code

Name, Address and phone number of representative to be contacted.

Newton A. Williams

Nolan, Plumhoff & Williams, Chtd.

Name

700 Nottingham Centre

502 Washington Avenue

Towson, MD 21204

Address

410-823-7800

Phone No.

700 Nottingham Centre

502 Washington Avenue

Address

410-823-7800

Phone No.

Towson

MD

21204

City

State

Zip Code

Office Use Only

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

SDA

DATE

9-5-98

99-98-A

ORDER RECEIVED FOR FILING

Date

By

**THE BERMAN PROPERTY
PROPOSED TO MODERN PROFESSIONAL OFFICE
11020 REISTERSTOWN ROAD
OWINGS MILLS , BALTIMORE COUNTY**

REQUESTED RELIEF

1. A variance from Section 409.4 A., [BCZR], to permit a driveway 10 feet in width in lieu of the required 20 feet;

REASONS FOR REQUESTED RELIEF

The requested relief should be granted for the following reasons:

1. The subject Property and Building are unique for the following:
 - a. The Lot is very narrow, with only 50 feet of frontage on the SW/S of Reistertown road.
 - b. The beauty shop use traces to a 1961 reclassification to BL from R10.
 - c. The area is now zoned OR-1, and a Class A conversion to a chiropractic office is proposed.
 - d. The lot is terraced on Reisterstown Road, and the sharp rise of 11 feet in 25 feet does not allow a usual driveway width, location and configuration.
 - e. The existing house is located as it is with only a 6 foot side yard on the SE/S, and a side yard of 12 feet on the NW/ S , and it is also rises sharply as it goes around the house, and it falls 5 feet in 12 feet to the boundary.
 - f. For all of these reasons, it is not possible to provide a 20 foot driveway, nor to place it on the site.
2. Without the requested relief, the petitioners will sustain practical difficulty and unreasonable hardship, and the requested relief will foster the health, safety and welfare of the area, and is the minimum required .
3. For such other and further reasons as shall be brought out as the case moves forward.

ORDER RECEIVED FOR FILING

Date

9.8

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND 21158

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCES FOR
THE BERMAN PROPERTY AT 11020 REISTERSTOWN ROAD

ALL THAT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND LOCATED ON
THE WESTSIDE OF REISTERSTOWN ROAD, MARYLAND ROUTE 140, BEING ALL
OF THAT SAME LAND AS CONVEYED BY ROSALIE McCLENAGHAN TO MARC A.
BERMAN AND BETH L. BERMAN, BY DEED DATED MAY 15, 1989 AND
RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN
LIBER 6176, FOLIO 599 TOGETHER WITH THE USE IN COMMON WITH OTHERS
ENTITLED THERETO OF A TWELVE (12) FOOT WIDE RIGHT-OF-WAY.

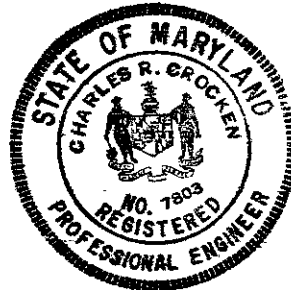
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING FOR THE SAME AT A POINT ON THE WESTSIDE OF REISTERSTOWN
ROAD, SAID POINT BEING 539.50' FEET NORTH OF THE INTERSECTION OF
REISTERSTOWN ROAD AND PLEASANT HILL ROAD THENCE (1) S 54° 45' 00" W
476.00' TO A POINT THENCE (2) N 13° 30' 00" W 54.50' TO A POINT
THENCE (3) N 54° 45' 00" E 450.00' TO A POINT ON THE WESTSIDE OF
REISTERSTOWN ROAD THENCE (4) S 42° 00' 00" E 50.00' TO THE POINT OF
BEGINNING. CONTAINING 0.527 ACRES OR 22.975 SQUARE FEET OF LAND
MORE OR LESS.

ALONG WITH A 12.00' WIDE RIGHT-OF-WAY SITUATE, LYING AND BEING
ADJACENT AND CONTIGUOUS WITH THE 3 RD. LINE OF THE ABOVE DESCRIBED
PARCEL FOR A DISTANCE OF 90.00' FROM THE END THEREOF.

CONTAINING 0.025 ACRES OR 1.080 SQUARE FEET OF LAND MORE OR LESS.

CRC-29
BERM-ZON.DES



Charles R. Crocken

99-98-A

98

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND 21158

ZONING DESCRIPTION OF RIGHT OF WAY FOR USE IN COMMON DRIVEWAY
TO ACCOMPANY PETITION FOR VARIANCES FOR THE BERMAN PROPERTY AT
11020, REISTERSTOWN ROAD

BEING ALL OF THAT SAME LAND OF WHICH THE USE IN COMMON WITH
OTHERS WAS GRANTED BY ROSALIE McCLENAGHAN TO MARC A. BERMAN AND
BETH L. BERMAN. BY DEED DATED MAY 15, 1969 AND RECORDED IN THE
LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 8176, FOLIO
399

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING FOR THE SAME AT A POINT ON THE WESTSIDE OF REISTERSTOWN
ROAD, SAID POINT BEING 589.50' FEET NORTH OF THE INTERSECTION OF
REISTERSTOWN ROAD AND PLEASANT HILL ROAD THENCE (1) S 54° 45' 00" W
90.00' TO A POINT THENCE (2) N 42° 00' 00" W 12.00' TO A POINT
THENCE (3) N 54° 45' 00" E 90.00' TO A POINT ON THE WESTSIDE OF
REISTERSTOWN ROAD THENCE (4) S 42° 00' 00" E 12.00' TO THE POINT OF
BEGINNING.

CONTAINING 0.025 ACRES OR 1,080.0 SQ. FT. OF LAND MORE OR LESS.

CRC-29
BERM-RW.DES



Charles R. Crocken

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054711

DATE 9-3-98 ACCOUNT R-001-G150

AMOUNT \$ 250⁰⁰

RECEIVED FROM: Dr Marc A. Beriman

C20 CU 250⁰⁰
FOR: TOTAL 250⁰⁰

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/03/1998 9/03/1998 14:01:52

REG 4806 CASHIER MUEL MRM TRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 037199

CR NO. 054711

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MA AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054711

DATE 9-3-98 ACCOUNT R-001-G150

AMOUNT \$ 250⁰⁰

RECEIVED FROM: Dr Marc A. Beriman

C20 CU 250⁰⁰
FOR: TOTAL 250⁰⁰

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/03/1998 9/03/1998 14:01:52

REG 4806 CASHIER MUEL MRM TRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 037199

CR NO. 054711

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

99-98-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/24/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/24/, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Board of Estimates and Finance, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-98-A

17020 Fleisterstown Road,

W/S Fleisterstown Road, 540'

N of centerline Pleasant Hill Rd

4th Election District

3rd Councilmanic District

Legal Owner(s):

Dr. Marc A. Berman

& Beth Berman

Variance: to permit a drive-

way 10 feet in width in lieu of

the required 20 feet.

Hearing: Wednesday, Octo-

ber 14, 1998 at 2:00 p.m., in

Room 487, County Courts

Blg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible, for

special accommodations

Please Call (410) 887-3353.

(2) For information concern-

ing the File and/or Hearing,

Please Call (410) 887-3391.

9/349 Sept. 24

c261130

CERTIFICATE OF POSTING

RE: Case No.: 99-98-A

Petitioner/Developer: MARK BERMAN, ETAL

YO NEWTON WILLIAMS, ESQ

Date of Hearing/Closing: 10/14/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at * 11020 REISTERSTOWN RD

The sign(s) were posted on

9/25/98
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 9/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

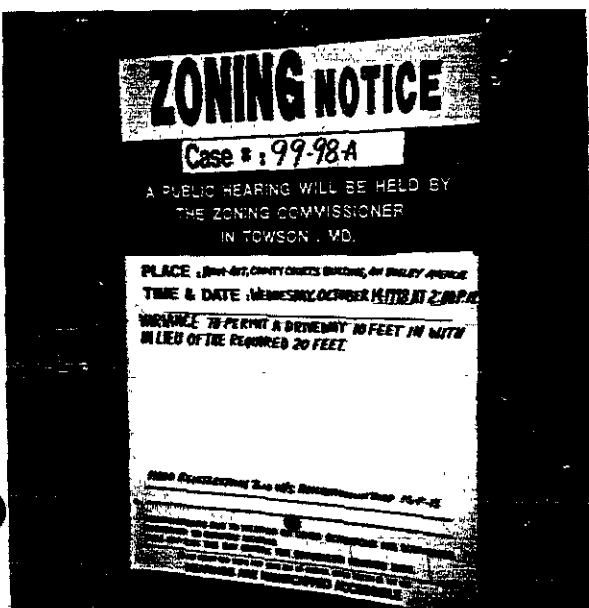
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



CASE # 99-98A
11020 REISTERSTOWN RD.

RE: PETITION FOR VARIANCE
11020 Reisterstown Road, W/S Reisterstown Rd,
540' N of c/I Pleasant Hill Rd, 4th Election District,
3rd Councilmanic

Legal Owners: Dr. Marc A. and Beth Berman

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-98-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-98-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A 10 FT DRIVEWAY
IN LIEU OF THE REQUIRED 20 FT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 14, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-98-A
11020 Reisterstown Road
W/S Reisterstown Road, 540' N of centerline Pleasant Hill Road
4th Election District - 3rd Councilmanic District
Legal Owner: Dr. Marc A. Berman & Beth Berman

Variance to permit a driveway 10 feet in with in lieu of the required 20 feet.

HEARING: Wednesday, October 14, 1998 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "WU" or similar mark to the right.

Arnold Jablon
Director

c: Newton A. Williams, Esquire
Dr. & Mrs. Marc Berman

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 29, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
September 24, 1998 Issue - Jeffersonian

Please forward billing to:

Dr. Mark Berman
10220 S. Dolfield Road
Owings Mills, MD 21117

410-363-4333

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-98-A

11020 Reisterstown Road

W/S Reisterstown Road, 540' N of centerline Pleasant Hill Road

4th Election District - 3rd Councilmanic District

Legal Owner: Dr. Marc A. Berman & Beth Berman

Variance to permit a driveway 10 feet in with in lieu of the required 20 feet.

HEARING: Wednesday, October 14, 1998 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 98

Petitioner: Mark Berman, et al.

Location: 11020 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dr. Mark Berman

ADDRESS: 10220 S. Rolfield Rd.
Owings Mills, Md. 21117

PHONE NUMBER: 410-363-4333

AJ:ggs

(Revised 09/24/96)

99-98-A

98

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: September 23, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 21, 1998
Item Nos. 091, 092, 093, 095, 096,
097, 098

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0921.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: September 9, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):
Item No (s): 94 and 98

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: September 14, 1998

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 098 (JRA)


Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval of the Variance.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 9/17/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/14/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 92
93
95
(98)
99
100

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

September 15, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: DENNIS ALLEN BRAZIL & CYNTHIA A. BRAZIL

Location: E/S RIDGELY AVE., 600' N OF ORBITIAN RD.
(9423 RIDGELY AVE.)

Item No.: 098 Zoning Agenda: ADMN. VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

A. THE DRIVEWAY WIDTH OF 10 FEET IS ACCEPTABLE.

CC:



98
99-98-A

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County

I, ROBERT M. MCGEEHAN, legal owner of the property

at 11020 Reisterstown Road, Owings Mills, Baltimore County, Maryland

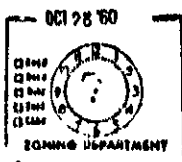
All that parcel of land in the Fourth Election District, beginning 500 feet
northwesterly from the intersection of Pleasant Hill and Reisterstown Roads,
fronting on the northwest side of Reisterstown Road 50 feet with a rear boundary
depth southeasterly of 170 feet, as it is

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an RESIDENTIAL zone to an COMMERCIAL zone.

Reason for Re-Classification: I am a licensed REALTOR and desire to
practically operate in my home

Size and height of building front feet, depth feet, height feet
Front and side set backs of building from street lines front feet side feet
Property to be posted as prescribed by Zoning Regulations

I, or we agree to pay expenses of above re-classification, advertising, posting, etc., upon filing
of this petition and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law for Baltimore County



Robert M. McGeehan
Engel Thomas
11020 Reisterstown Rd.
Owings Mills, Md.

IN WITNESS whereof, I, the Zoning Commissioner of Baltimore County, this 28th day of
October, 1960, that the subject matter of this petition be advertised, as required
by the Zoning Law of Baltimore County, in a newspaper of general circulation through out Baltimore
County that property be posted, and that the public hearing herein be held in the office of the
Zoning Commissioner of Baltimore County in the Richard Bldg. in Towson, Baltimore County, on
the 30th day of November, 1960, at 10:00 a.m. P.M.

Arthur L. S. (CW)
Zoning Commissioner of Baltimore County

Witness to the advertisement, posting of property, and public hearing on the above petition
and the re-classification of the above described property from the Baltimore County Zoning Law, the
undersigned, Arthur L. S. (CW), being duly sworn, depose and say that the above described property is
located on the line north line of the subject property, known as S.O.C.D., home and
and very on Unclastic in his testimony concerning approval of the petitioners
property. For the above reasons the reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 28th day of
October, 1960, that the above described property or area should be and the same is
hereby reclassified, from and after the date of this Order, from an RESIDENTIAL zone
to an COMMERCIAL zone.

Arthur L. S. (CW)
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and
it appearing that by reason of

It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of
October, 1960, that the above petition be and the same is hereby denied and that the
above described property or area be and the same is hereby reclassified as and to RESIDENTIAL zone.

Arthur L. S. (CW)
Zoning Commissioner of Baltimore County

MICROFILM

TELEPHONE
VACANT 2-5225

For filing in
30 days
Baltimore

IMPORTANT: MAKE COPY
MAIL TO DIVISION
PLEASE RETURN UP

THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-AROUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

November 24, 1960

THIS IS TO CERTIFY, that the annexed advertisement of
Mr. W. B. Bree, Deputy Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Maryland
land once a week for one consecutive weeks before
the 24th day of November, 1960, that is to say
the same was inserted in the issues of
November 11, 1960.

THE BALTIMORE COUNTEAN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

THE PLAT

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information as set forth on the checklist as follows:

1. ☒ NORTH ARROW, ELECTION DISTRICT, COUNTY COUNCIL DISTRICT, TITLE PLAN, "PLAN TO ACCOMPANY.....HEARING" AND THE OWNER'S NAME AND ADDRESS AND ALSO THE PROPERTY ADDRESS AND THE DATE.
2. ☒ SCALE OF DRAWING: 1" = 20' or 1" = 50'. If acreage exceeds 40 acres, use 1" = 100' scale.
3. ☒ OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances and gross and net area (acres and square feet) of the parcel(s). Only, if part of a larger tract, the area which is the subject of the requested hearing should be in bold outline with all metes and bounds.
4. ☒ VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED.
5. ☒ PREVIOUS COMMERCIAL PERMIT: The permit number(s), control number(s) of work on the same property and the approximate date of the last improvement listed on the plat.
6. ☒ ZONING HEARINGS, C.R.G., WAIVERS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any C.R.G. approval dates or waiver numbers and dates on the plat.
7. ☒ ZONING: All zone and district lines on the property, parcel(s) and adjacent property, parcel(s) must be shown on the plat. Include map number in plan notes. Copies of the official 1" = 200' zoning map may be obtained in the Zoning Office, Room 109, County Office Building. Also see note #27 of this checklist.
8. ☒ OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including reference deed numbers, lot numbers and subdivision names.
9. ☒ LOCATION: Street address and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.)
10. ☒ STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. ALSO INCLUDE ANY RIGHT-OF-WAY WIDENING REQUIRED, EITHER BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THE STATE HIGHWAY ADMINISTRATION. Include any existing or proposed easements or rights-of-ways and indicate if it is public or private.
11. ☒ USES, BUILDINGS: Location and proposed use of all buildings on the property. Plats for public hearing must also show the location of all uses and structures within 200 feet of the property.
12. ☒ DIMENSIONS, SETBACKS: Dimensions, height, number of stories of all existing and proposed buildings (or additions) on the site including all property lines and building setbacks.
13. ☒ STREET SETBACKS: And use of all permanent commercial buildings within 100 feet of each side property line to establish average street setback (see Section 303.2, B.C.Z.R., and policy S-2.B).
14. ☒ ENTRANCES: Location and width of existing and/or proposed entrances (traffic channelization) and their relation to entrances on adjacent properties and properties across the street. Indicate method - curbing, R/R ties. (For requirements, contact either Bureau of Traffic Engineering or State Highways.)
15. ☒ SIGNS: All existing and proposed, indicating location, height, square footage, illumination, and single or double-faced. INCLUDE ELEVATION DRAWING(S) TO SCALE, IF FREE-STANDING and show placement of sign on the building wall, if wall-mounted and dimensions of the wall.
16. ☒ UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations must be indicated. (Public utilities reference - room 206, County Office Building.)
17. ☒ FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property.

99-98-A

18. ✓ FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right-of-access up to a maximum of 30 feet.)
19. N/A AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O.-O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtitled in square feet on the plat and included in the Amenity Open Space calculations in the notes.
20. N/A HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
21. ? FIRE HYDRANTS: Location of fire hydrants and distance to the subject property.
22. ✓ SITE PLANS: Must be trimmed to a neat 8-1/2" x 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 36" x 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT.
23. ✓ REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".
24. N/A SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc.; S.409.10; Business Industrial Parking in a Residential Zone, 409.8.B and all residential transition area requirements, 1801.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1801.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
25. ✓ SEALS: Public Hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
26. N/A ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
27. ✓ ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
- a. Scale: 1" = 200', Map # _____;
 - b. Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
 - c. All existing and proposed streets and expressways in the area;
 - d. Location of available utilities connections;
 - e. Approximate size and location of school and church sites or other landmarks in the area.

Newton has maps

Zoning Advisory Committee

- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.



Baltimore County
Department of Permits and
Development Management

2C
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 28, 1998

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

Dear Mr. Williams:

RE: Zoning Case #99-98-A, 11020 Reisterstown Road

The above matter, previously assigned to be heard on October 14, 1998 has been postponed at the request of the deputy zoning commissioner.

The case has been **rescheduled for Monday, October 19, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

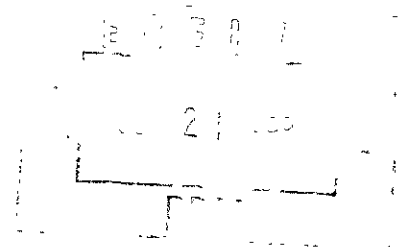
If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Dr. & Mrs. Marc Berman



Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Law Offices

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, NOTTINGHAM CENTRE

502 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4528

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN

(RETIRED 1980)

J. EARLE PLUMHOFF

(1940-1988)

RALPH E. DEITZ

(1918-1990)

Newton A. Williams

DIRECT DIAL:
(410) 823-7856

TELECOPY COVER PAGE

DATE: August 21, 1998, AND AUGUST 24, 1998

CLIENT/MATTER: 5903101

TO: Carl Richards AND JOHN ALEXANDER

FIRM: Zoning, PDM, Baltimore County

FAX NO: 410 887 2824

PHONE NO. 410 887 3391

NUMBER OF PAGES (INCLUDING COVER SHEET): 3

Carl and Staff:

RE: Berman Filing, 11020 Reisterstown Road,

Petition /for Variance

Per the filing appointment revisions of August 21st, we today are filing this revised request for a variance for the above property.

We enclose the following:

1. Three[3] Petitions for Variance, properly completed, with attached Reasons for Requested Relief;
2. Dr. Berman's check 7374, in the amount of \$250.00 to file the case;
3. Twelve [12] REVISED Site Plans by Crocken;
4. Seven [7] descriptions by Crocken;
5. Two [2] 200 scale maps by Crocken, revised to show BL adjacent.

We appreciate the attention of you and your staff to this new matter. If there is anything else needed please advise us. We look for notice of the hearing date, in order that we may post the case.

John, please call me as soon as you review these materials and assign it an item number. For corrections see my P.S. to Buddy Crocken attached.

With best regards, I am

Sincerely,

Newton A. Williams

98

99-98-A

Fax CC:

Dr. Mark Berman, 410 363 4224

SEE OVER

Buddy Crocken, PE, 410 549 9063

Buddy:

In seeking to file case, John Alexander, and I came up with the following:

1. Misplaced 200 scale, so we redrew it, and we think the property to the SE is BL, see enclosed. If you agree then relabel plan.
2. Fill in Case No. 5148 on plan, zoning history.
3. Same note pallor should be parlor.

If you agree please make corrections and forward 15 for filing. Thanks. Newton

IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL

Newton Williams, NPW OR MARCIE

At 410-823-7800

.wpdnawfax2998

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

98

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. Box 307
Westminster, MD 21158
410-549-2708

LETTER OF TRANSMITTAL

TO BALTIMORE COUNTY PORT
ZONING OFFICE.

DATE	9-2-98	JOB NO.
ATTENTION	JOHN ALEXANDER	
RE.	BERNARD CLINIC	
	ZONING PLAT	

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12	9/2/98	1	ZONING PLAT TO ACCOMPANY PETITION FOR VARIANCE FROM DRIVEWAY WIDTH.

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS

Revised plat per our telephone
conversation — see Hi Lite

99.98.A

COPY TO

file

SIGNED:

CR Crocken

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

Newton A. Williams

DIRECT DIAL:
(410) 823-7856

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

TELECOPY COVER PAGE

DATE: September 8, 1998

CLIENT/MATTER: 7005\01 Sandoval, and
5903\01 Berman

TO: Mrs. Sophie Jennings

FIRM : PDM, Zoning Office

FAX NO: \ 410 887 2824

PHONE NO. \ 410 887 3391

NUMBER OF PAGES (INCLUDING COVER SHEET): One

Dear Sophie:

RE: Sandoval SE for Kennel, Item 99, and
Berman Var. for Class A Office Bdl, Item 99

Recently I have filed two matters, namely:

1. On September 4th, a Kennel SE for the Sandovals on Windsor Mill Road, Item 99; and
2. About the same time a filing with John Alexander for Dr. Berman on Reistertown Road.

Please do not set the two cases on the same day, in fairness to both clients. Thanks.

Best regards.

Sincerely,

Newton

FAX CC:

John Alexander, PDM

99-98-A

IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL

Newton Williams, NPW OR MARCIE

At 410-823-7800

wpdnawfax2998

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

2.15

PART OF
NW-13I

OR-2

D.R.

RUINS

BM

OR-1

OR-2

OR-1

An aerial photograph showing a road intersection. The word "ROAD" is printed twice, once on each of the intersecting road segments. The image is oriented diagonally.

BL

COURT

140

~~BELL TOWN~~

SITE

W-51600



A. Berman Property - Class A office building
11020 Reisterstown Rd.

Looking SW Across Reisterstown Road.

Note Telephone Pole and

Existing Access Drive on
Right



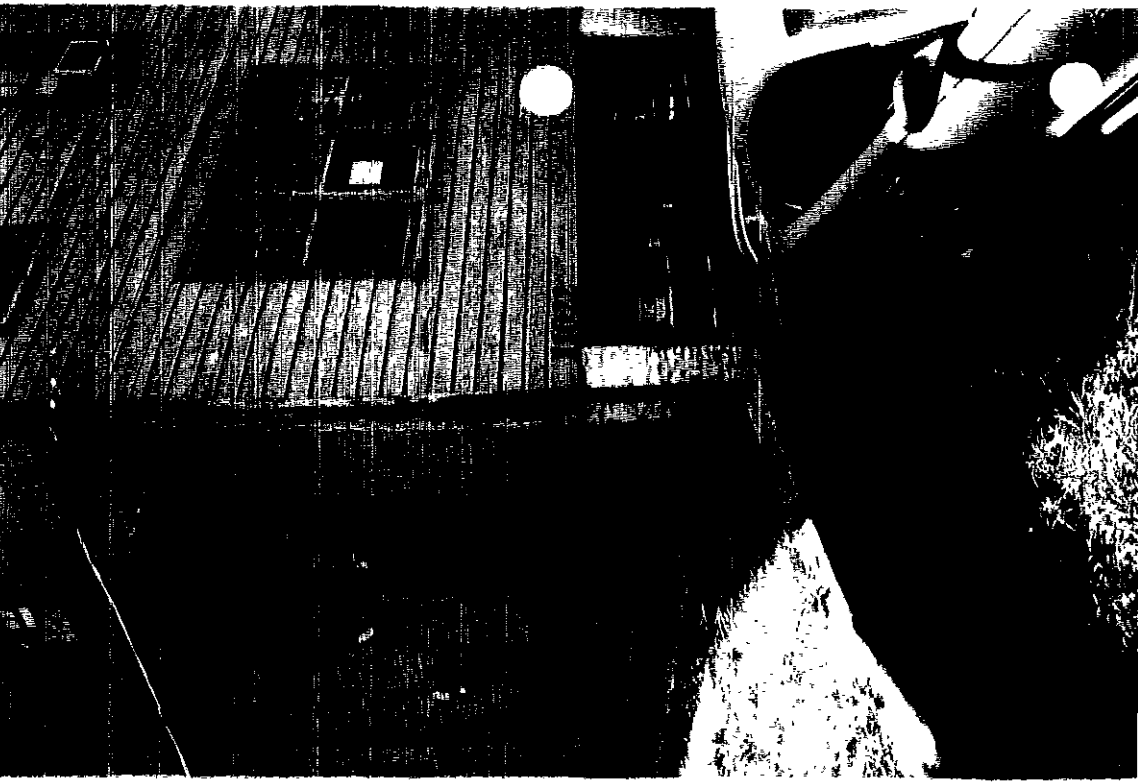
The Berman Property - B. Berman Property and
Access Route
11020 Reisterstown Road.

Case No. 99-98-A.

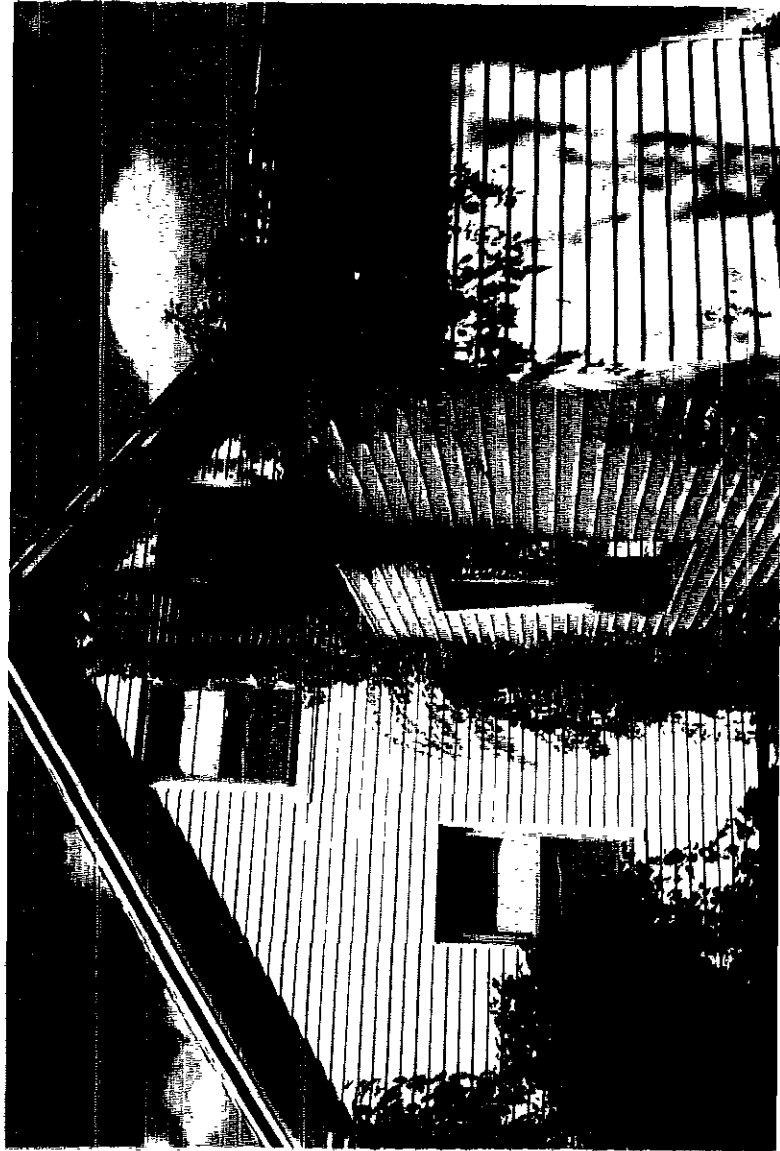
RECEIVED
JAN 20 1999



C: Front of Berman, 11020, looking
SE on Reisterstown Road.



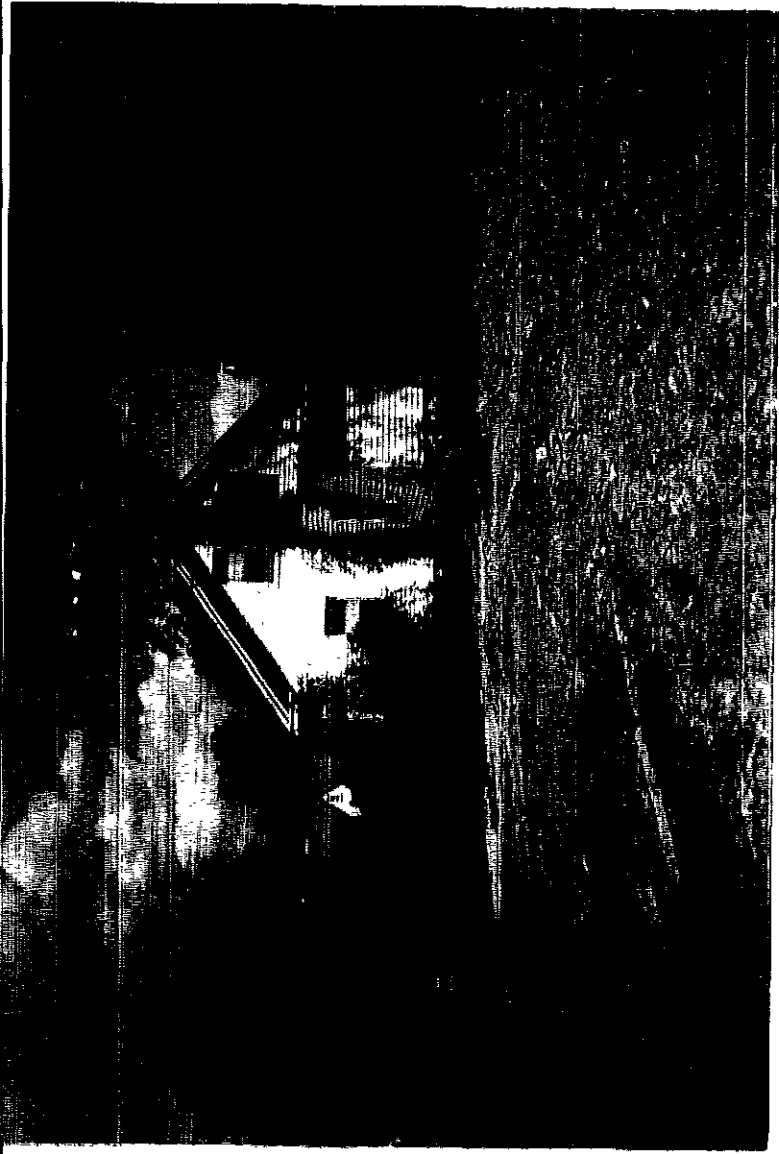
D: Adjacent Property to NW
11022 Reisterstown Road.



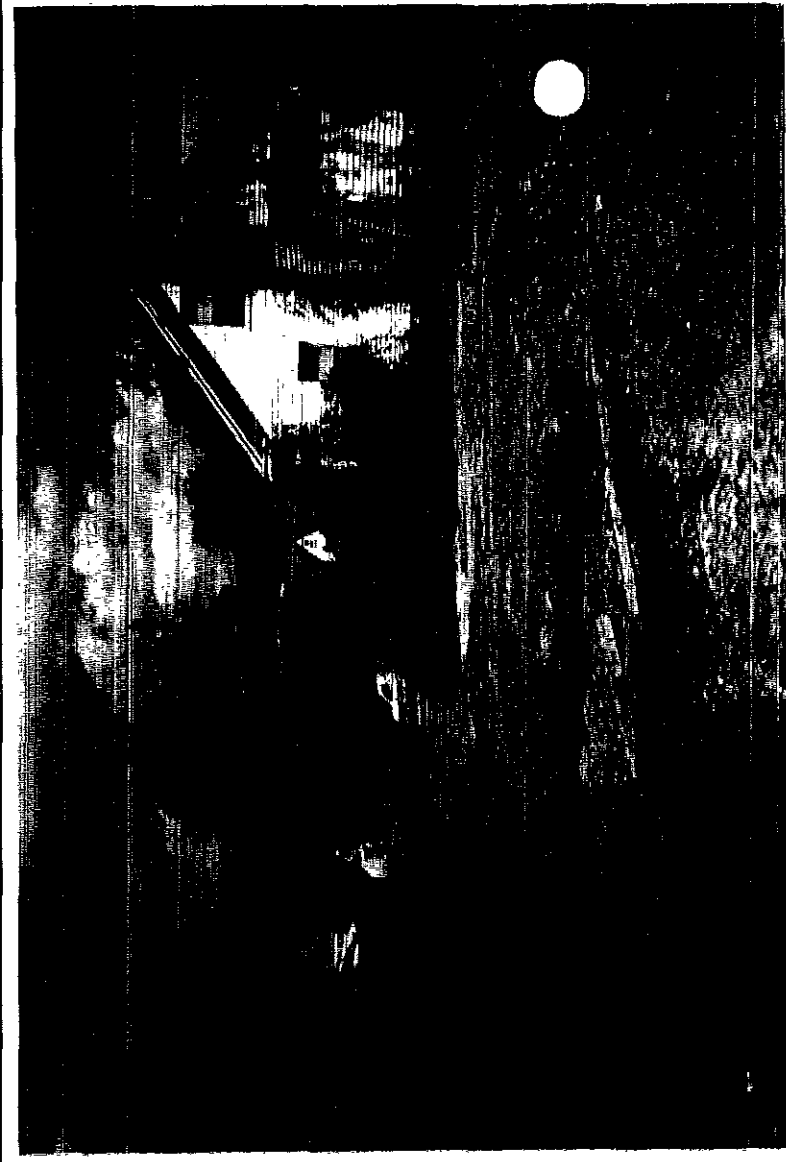
E. Rear of Bermon.



F. Rear yard & new septic area.



H. Rear of Berman, existing and proposed.
10 foot driveway on right.



I. Same —
Rear of 11022
Berman

Rear of 11020
Berman.



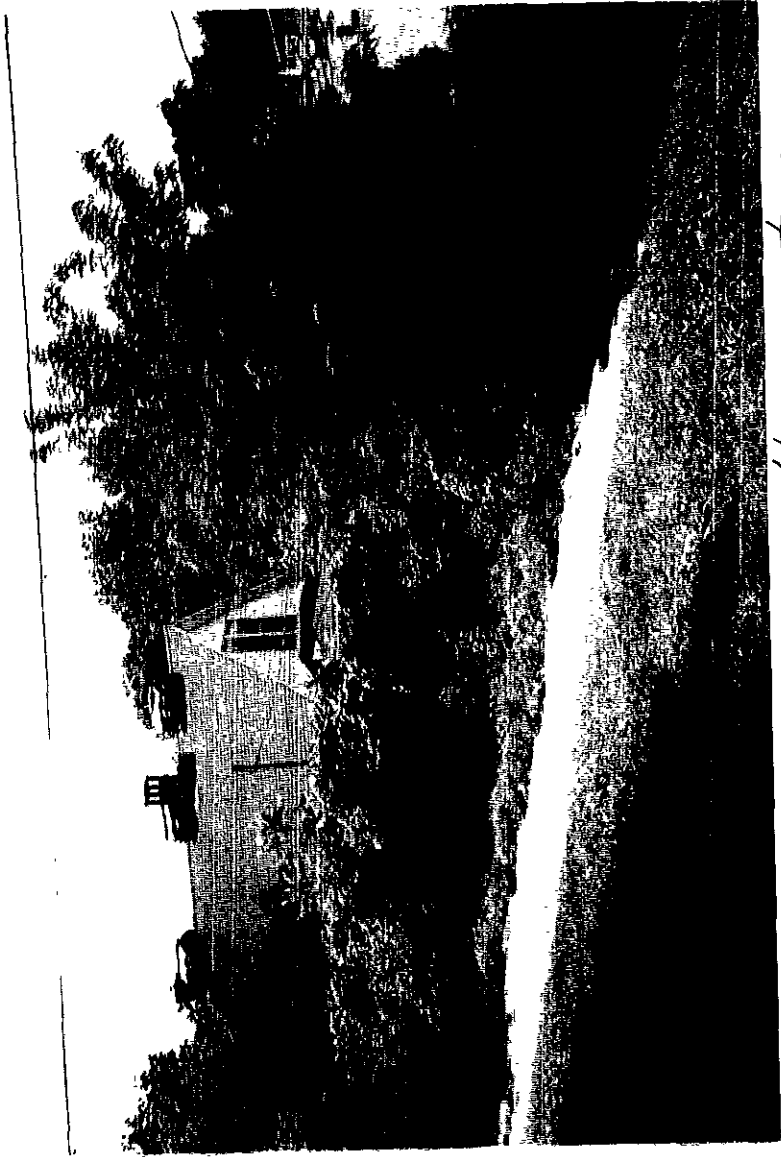
J. Looking SW at Sherman Property
Adjacent to SE/3 of Bermon.



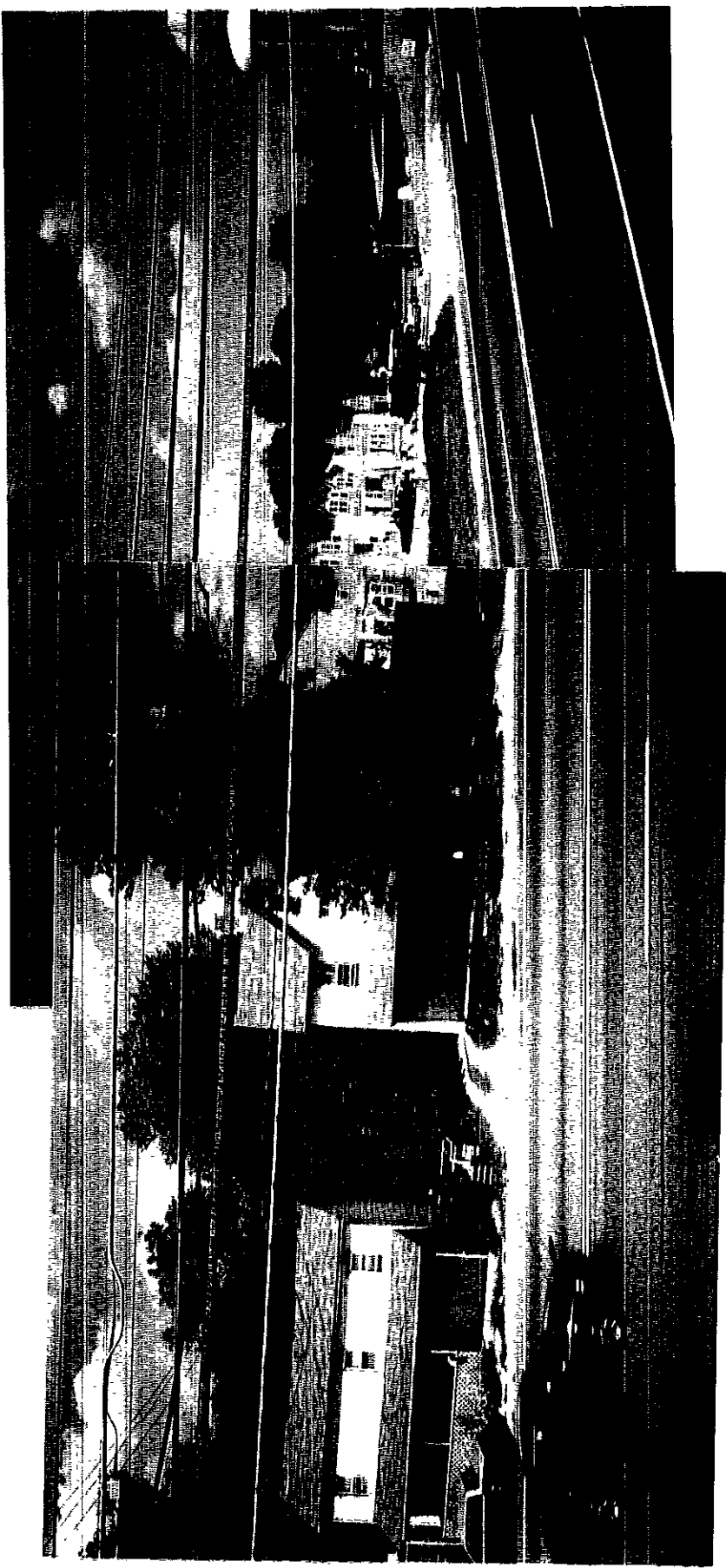
K. Looking NE from Bermon on Reisterstown
Road.
Note Storm Water
Inlet.



M. Sherman adjacent from Berman, 11020



*J. Berman 11020 from Sherman to SE
Driveway to Sherman.*



77. Houses and Townhouses opposite Durman at 11020



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1998

Newton A. Williams, Esq.
Nolan, Plumhoff & Williams, Chtd.
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 98
Case No.: 99-98-A
Location: 11020 Reisterstown
Road

Dear Mr. Williams:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 3, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

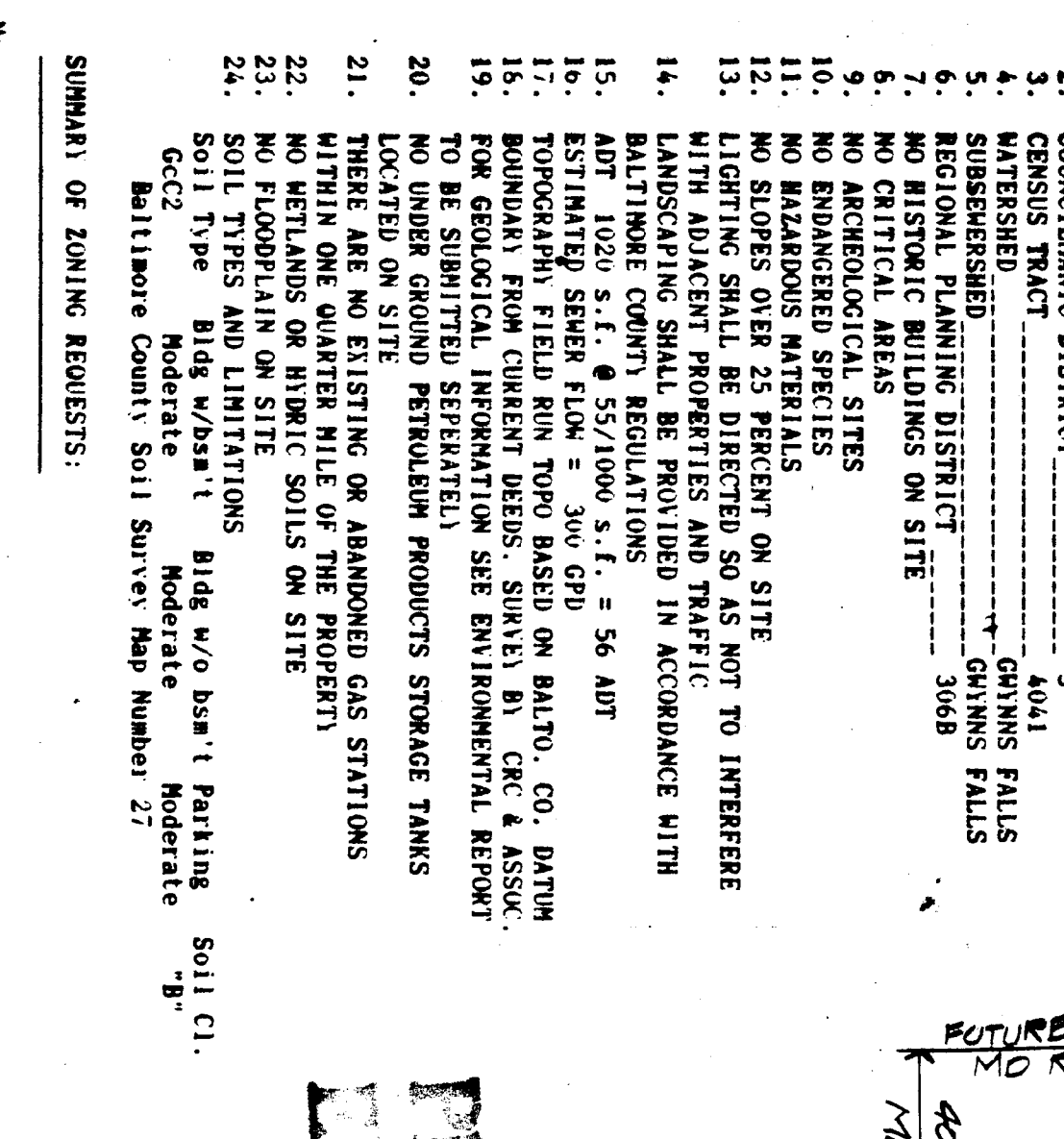
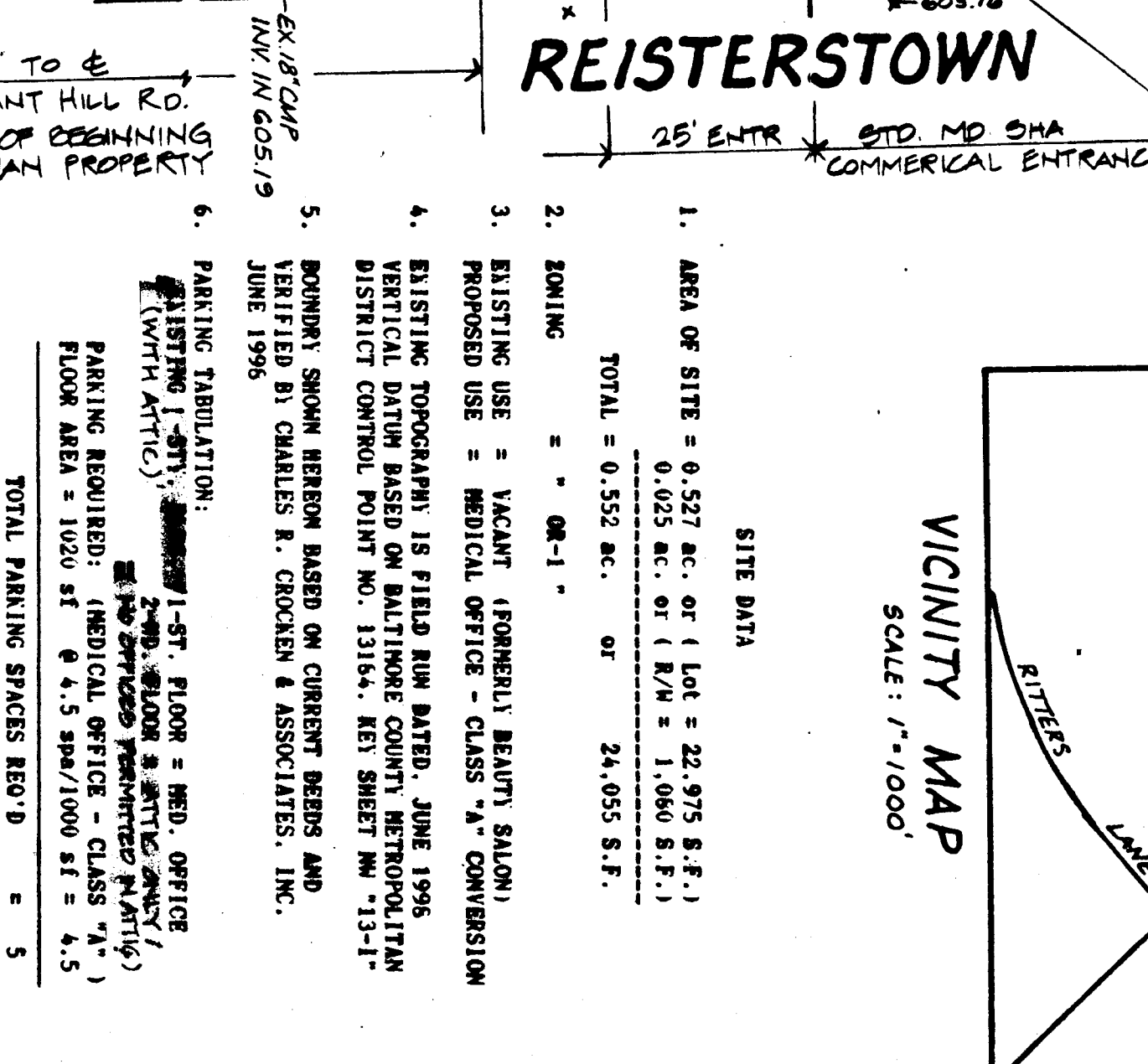
WCR:ggs

Enclosures Come visit the County's Website at www.co.ba.md.us



ROAD

500 E. To Pleasant Hill
POINT OF BEGINNING
EXISTING DRWY. RIGHT OF



PETITIONER'S
EXHIBIT 1

TO: C.A.D.
FROM: City of Los Angeles
DATE: 10/26/87

9. INTERIORS AREA:
EXISTING = 4,050 SF
PROPOSED = 4,050 SF
 $\frac{N/A}{\cancel{2,025}}$

10. ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND PAINTING STRIPS DELINEATED WITH PAINTED LINES.

FLOOR AREA RATIO: PERMITTED = N/A , PROPOSED = N/A
1. A.O.S. = 7% INTERIOR FINISH LOT TOTAL = N/A

AS SHOWN HEREIN.

ZONING HISTORY, NOTE:

FOR THE ZONING HISTORY OF SUBJECT PROPERTY REFER TO BALTIMORE COUNTY FILLS FOR ZONING CASE NO. 21-00 OCTOBER, 1900.

SUBJECT PROPERTY HAS BEEN APPROVED FOR A BEAUTY PALOR. THERE ARE NO RESTRICTIONS IN THE ABOVE CASE APPLICABLE TO THIS PLAN.

4TH ELECTION DISTRICT BALTIMORE CO. MD

BERKMAN PROPERTY

PROPERTY NUMBER

ADDRESS: 1120 WESTERHURST ROAD
BETHESDA, MD

4 TH. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

3 RD. COMMUNALTY DISTRICT

TAX ACCOUNT NO. 4-04-0001-300 TAX MAP NO. 55 BLK 11 PLOT 20

CHARLES R. CROCKEN & ASSOCIATES, INC.
One College Park Drive
WESTMINSTER, MARYLAND 21157
P.O. BOX 207
Tel: 410-336-7700

99-98-A

DATE: 8-14-70

STATE OF MICHIGAN
COUNTY OF INGHAM
JUL 15 1970

ORIGINATOR: CAC

DATE: 8-14-1970

PROJECT NO.: AS NOTED

DRAWING NO. 1 OF 1

99-98-A

92